

WHEN RECORDED RETURN TO:

Name: Paul Stuart Breniser III and Sabrina Colleen Breniser
Address: 732 Old Wilson Place
Oak Harbor, WA 98277



201807050073

07/05/2018 03:37 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

CHICAGO TITLE CO.
620035038

Escrow Number: 740284RT
Filed for Record at Request of: *Rainier Title, LLC*

BARGAIN AND SALE DEED

THE GRANTOR(S), Elaine P. Adams, as Successor Trustee of the Dale Allen Hustler Living Trust, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Paul Stuart Breniser III and Sabrina Colleen Breniser, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 40, Skagit River Colony, according to the plat thereof, recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington
Situated in Skagit County, Washington**

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: 40 SKAGIT RIVER COLONY

Tax Parcel Number(s): P69492 / 4011-000-040-0001

Dated: June 29, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2944

JUL 05 2018

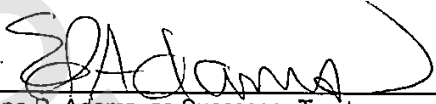
Amount Paid \$ 209.70

Skagit Co. Treasurer

By *BT* Deputy

Signature and Notary follow on next page

This page is attached to and made a part of the Bargain and Sale Deed


Elaine P. Adams, as Successor Trustee


STATE OF Washington

ss.

COUNTY OF ~~Skagit~~ King

I certify that I know or have satisfactory evidence that Elaine P. Adams is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it as the Successor Trustee of the Dale Allen Hustler Living Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7.2.18


Name: Walter Dow
Notary Public in the State of Washington
Residing in Auburn
My Commission Expires: 5.15.21

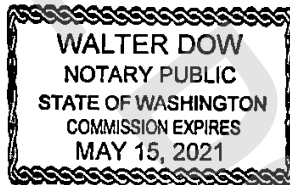


Exhibit A**Subject To:**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT RIVER COLONY:

Recording No: 648520

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 20, 1948

Auditor's No(s): 424060, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.